

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex

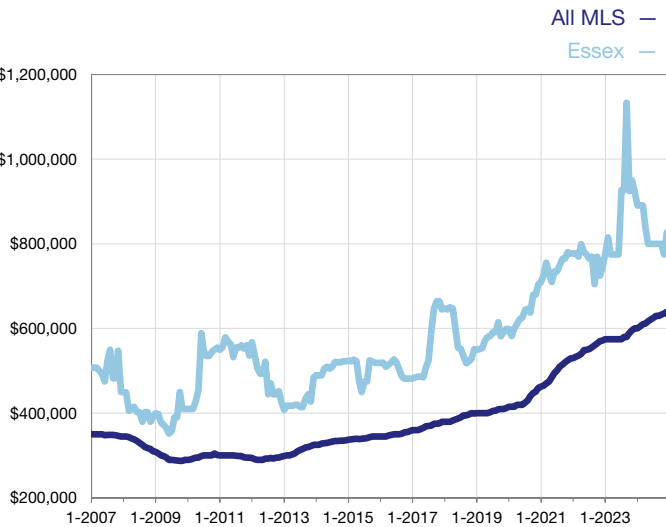
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	26	24	- 7.7%
Closed Sales	2	3	+ 50.0%	23	26	+ 13.0%
Median Sales Price*	\$682,125	\$1,149,000	+ 68.4%	\$925,000	\$827,500	- 10.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	47	35	- 25.5%
Percent of Original List Price Received*	108.3%	96.4%	- 11.0%	96.6%	102.3%	+ 5.9%
New Listings	1	1	0.0%	27	29	+ 7.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$770,000	\$0	- 100.0%	\$590,000	\$395,000	- 33.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	113	0	- 100.0%	67	36	- 46.3%
Percent of Original List Price Received*	82.9%	0.0%	- 100.0%	92.7%	99.9%	+ 7.8%
New Listings	0	0	--	3	3	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

